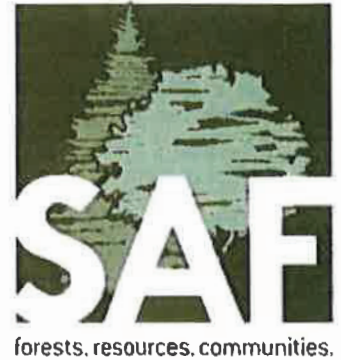


Friday, April 3, 2020



Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 217
Rockville, MD 20850

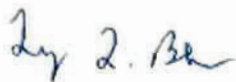
Re: Special Exception No. S-257-A,
Petition of Renewable Natural Resources Foundation;
Consent to Transfer (and Modification if required) of Special Exception

Dear Chairman Pentecost and Members of the Board of Appeals,

Please be advised that the Society of American Foresters ("SAF"), the holder of Special Exception No. S-257-A, consents to the transfer of the special exception to Hope Connections for Cancer Support.

Thank you for your consideration of this correspondence.

Sincerely Yours,



Terry T. Baker, CEO
SOCIETY OF AMERICAN FORESTERS

GROSVENOR MANSION
SPECIAL EXCEPTION CASE HISTORY

4-20-20

Case Number	Date of Opinion	Overview	Conditions
S-257	Nov. 21, 1973	Approved Special exception to permit operation of a Scientific Society Headquarters	<p>Granted, subject to conditions.</p> <ol style="list-style-type: none"> 1. Before construction begun or site occupied as headquarters for the Foundation or any member Society, petitioner shall submit to the Board of Appeals for its approval complete architectural plans, specifications, exterior design, as well as site plan showing exits and entrances, driveways, parking layout, etc. for Phases 1 & 2, 2. Before any work is begun on phase 2, petitioner shall request the Board for a hearing date to review the special exception. 3. Phase 3 shall be subject to a new special exception, subject to the filing fee prevailing at that time for renewals of special exceptions, application would be based on traffic conditions then existing, & any modifications to the current special exception that might become necessary, and any other review that might become necessary. 4. Entrance & exit to the property shall be by Grosvenor Lane only, & there shall be no access onto Fleming Ave. 5. Parking spaces shall be computed as a community center. i.e. one parking space per 400 sq. ft. of gross bld area. 6. Petitioner shall provide a mini-bus shuttle service between the proposed Renewable Natural Resources Foundation & the

		<p>Grosvenor Metro Station as soon as the Foundation & the Metro Station are in operation, during the hours of operation of the Center.</p> <p>7. At time phase 2 is reviewed, the question of total parking requirements for staff & visitors shall be reviewed with regard to adequacy.</p> <p>8. Trees along Fleming Avenue shall not be disturbed.</p> <p>9. Buildings shall not exceed the height of the existing mansion, nor exceed the height limitation of the zoning</p> <p>Petitioner is reminded that Section 59-122, Section 6,(c) (Chap. 59, Mont. Co. Code 1972, as amended) requires an annual certification of operations & that "...On or before March 15 of each year, each applicant who has been granted a special exception shall file with the Department of Environmental Protection a sworn certificate specifying current hours of operation, number of employees & occupants, equipment utilized, and stating that such operation is in all respects in full compliance with the terms and conditions imposed by the Board.</p>
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S-257	Oct. 16, 1973	Bd Order Extending time for written decision.	Bd on its own motion extended its time to draft the approval decision.
S-257	Dec. 27, 1973	Applicant request to modify Condition 1 in approval of matter.	Bd ruled to hold a hearing on the request on Jan. 31, 1974.
S-257	Mar. 8, 1974	Applicant request to modify Condition 1 in approval of matter. Approved to allow use of mansion for offices prior to and during construction phases of project	<ol style="list-style-type: none"> 1. Mansion & Garage approved for office space for up to 35 full time, 15 part time employees & no more than 50 inside at any one time. 2. Mansion to be used during Ph. 1 & 2. Prior to construction of Ph. 3, decision to be made re mansion use, if any.
S-257	Nov. 17, 1976	Applicant request to extend time for 3 years to implement certain construction schedules in Ph. 1 & 2.	Approved.

S-257	Aug. 16, 1978	Applicant request to change classification use from "Scientific Societies Headquarters" to "Eleemosynary and Philanthropic Institution" due to County zoning law change and guidance from County Attorney's office to request this alteration.	Approved
S-257	Oct. 1, 1980	Request to reopen the record to receive additional material by Applicant.	Approved. The Architectural Plans provided showed and staff concurred that plans complied with conditions of Special Exception approval conditions.
S-257	May 21, 1990	Request to Modify changes to the site plan of Bld 3, Phase 1 from three story 62,500 sq. ft. bld to a three story 40,000 sq. ft. bld. to preserve 300 yr. old oak. To recapture the lost 22,500 sq. ft. in Bld 3, propose shift sq. footage to 4 th bld. in Ph. 2 along with complimentary parking.	<p>Approved.</p> <ol style="list-style-type: none"> 1. Construction must be in conformance with the new site plan (Ex. 4(b)). 2. Petitioner is bound by all the conditions of the original grant, except condition #6. 3. At the time of occupancy of Building IV - 170,000 square feet petitioner must provide a shuttle bus service between RNRF and the Grosvenor Metro station during the hours of operation of the center. . 4. Petitioner must construct a bus shelter at the bus stop on Grosvenor Lane in front of the property. This bus shelter must have a bench and must be built according to specifications of MCDOT.;

S-257-A	Aug. 21, 1990	Resolution to Clarify Special Exception due to letter from M-NCPPC Transportation division to include date certain for construction of bus shelter.	Bus shelter must be constructed by Jan. 1, 1991 with a bench.
S-257	July 17, 1991	Request by Applicant to have the Board review the Special Exception as required before work begun on Ph. 2 relative to current traffic situation.	Review occurred by Board as required before Ph. 2 work begun.
S-257	Nov. 5, 1998	Request to add The "RNRF Title Holding Corporation", which is the holding and property management company for the "The Renewable Natural Resources Foundation" as an additional Special Exception holder as well as "The Renewable Natural Resources Foundation" to the existing approval.	Approved.
S-257	Dec. 8, 1999	Request for Administrative Modification design modifications.	Denied to be reviewed as an Administrative Modification and instead set a public hearing to review the request.
S-257	Jan. 23, 2004	Request to permit any 501(C)(3) organization to occupy space at the property in addition to member societies by Administrative Modification (non-public hearing).	Denied to approve by non-public hearing via Administrative Modification due to concerns about changes to traffic to the property.
S-257	April 20, 2004	Request to permit any 501(C)(3) organization to occupy space at the property in addition to member societies at Public Hearing	Approved based upon traffic study supplied and MNCPPC traffic division letter.

S-257	Mar. 22, 2013	<p>Request from contract purchaser, 5400 Grosvenor, LLC ("EYA") for Administrative Modification to reduce Special Exception area from 35.4 acres to 10.11, raze 22,560 sq. ft. office at 5430 Grosvenor La, Improve & Extend existing driveway from Grosvenor La., Remove one and relocate a second, existing parking lot to location adjacent to the remaining office bld at 5410 Grosvenor La., reduce number of parking spaces in the lot to 69, increase parking of driveway serving mansion to 26 spaces, Transfer Special Exception to Society of American Foresters (SAF).</p>	<p>Approved with conditions:</p> <ol style="list-style-type: none"> 1. Construction, including the demolition of the office structure located at 5430 Grosvenor Lane, the removal and reconfiguration of parking areas, improvement of the existing driveway and installation of the emergency access lane/pedestrian connection from Grosvenor Lane, must be completed according to the plans entered into the Record. Any modifications to these plans as a result of their review by the Montgomery County Planning Board of a preliminary plan and site plan for the Property shall be submitted by the Petitioner to the Board. 2. The area of the special exception shall be reduced to approximately 10.11 acres as shown on the Special Exception Proposed Condition Plan. This area may be adjusted based on the final record plat for the special exception area ("Special Exception Lot"). The final plat shall be submitted to the Board when recorded. 3. Entrance and exit to the property shall be by way of Grosvenor Lane only, including the emergency access lane/pedestrian connection, and there shall be no access onto Fleming Avenue. 4. If the Special Exception Lot is not recorded during the duration of the validity period of this Resolution pursuant to Section 594-4.53, as may be extended by the Board, this Resolution shall have no further force and effect and S-257 and S-257-A shall be in effect.
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			<p>5. Parking spaces shall be computed as a community center, i.e., one parking space per 400 square feet of gross building area.</p> <p>6. No more than 35 full time employees and up to 15 part time employees may use the office space contained in the mansion and garage, with no more than 50 office employees working in these facilities at any one time.</p> <p>7. Non-RNRF member 501 (c)(3) organizations may continue to occupy office space in the office building located at 5410 Grosvenor Lane.</p> <p>8. All previous conditions of the previously approved special exception, except as modified by this special exception modification, are terminated.</p>
S-257	Apr. 29, 2013	Resolution to Suspend Resolution of Mar. 22, 2013 and Notice of Hearing on Administrative Modification,	Public Hearing set for June 5, 2013 to publicly review the non-administrative request to modify the Special Exception per request from residents.
S-257	July 18, 2013	Approved as requested by holder and contract purchaser.	Administrative modification approval reinstated as proper with same conditions.